



LAND FOR INVESTMENT

1. Land & Location

The Plot is located in Deira, on Al Rigga Road, opposite Al Ghurair Shopping City (plot no. 124-290, Al Muraqabat). The plot area is 9099 sq. ft., with Al Rigga Road frontage of 105ft.

The attractions of the location are the following:

The Location is close to all important Dubai Government offices, Including the Dubai Municipality, Land Department, Dept of Economic Development, Etisalat, and many other major Hotels.

Located on one of the most attractive roads in Dubai, close to restaurants, Shopping Centers, old town and Shops, and other attractions.

The Location will be directly served by the new Dubai Metro lines, with close proximity to the Station.

Planning regulations state that this plot can be developed as Commercial Offices/Residential or Hotel, with height of ground, mezzanine and seven floors. Special approvals were obtained by the Owner to reduce the setback limit to 15ft., and to utilize the plot in more efficient way.

2. Development highlights

- The development can be RESIDENTIAL/COMMERCIAL BUILDING will include large showroom on the ground floor. The mezzanine level will be connected to the showroom exclusively.
- The Showroom on the ground floor has a frontage of 26 meter (85ft.) on Rigga Road, and a ground floor area of 3,865sq.ft. This is supplemented by a mezzanine level area of 6,939sq.ft. The two levels are connected by a dedicated staircase from inside the showroom. Toilets and kitchenettes are provided on both levels.

The total development areas are as follows, in sq.ft.

Basement 2	9,099
Basement 1	9,099
Ground Floor	7,798
Mezzanine Floor	7,458
Typical Floors(7)x5,303	37,121
Roof	373
Total Built-up Area	70,948 sq.ft.

We are looking serious parties on joint-venture or profit sharing basis
Interested parties may contact on below contact details:

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